

*For Office Use Only*  
 Executive Office of Environmental Affairs

EOEA No.: 14016  
 MEPA Analyst: Aisling Eglinton  
 Phone: 617-626-1024

# ENF Environmental Notification Form

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Brockton Hospital Satellite Parking		
Street: Quincy Street		
Municipality: Brockton	Watershed: Taunton River	
Universal Transverse Mercator Coordinates:	Latitude: 42.0912 Longitude: -70.9922	
Estimated commencement date: Fall 2006	Estimated completion date: Fall 2007	
Approximate cost: +/- 1 Million	Status of project design: 100 %complete	
Proponent: Brockton Hospital, Inc.		
Street: 680 Centre Street		
Municipality: Brockton	State: MA	Zip Code: 02302
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Mark Manganello		
Firm/Agency: LEC Environmental	Street: 36 Cordage Park Circle, Suite 312	
Municipality: Plymouth	State: MA	Zip Code: 02360
Phone: 508-746-9491	Fax: 508-746-9492	E-mail:

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?  
 Yes  No
- Has this project been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Has any project on this site been filed with MEPA before?  
 Yes (EOEA No. \_\_\_\_\_)  No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8))  Yes  No
  - a Special Review Procedure? (see 301 CMR 11.09)  Yes  No
  - a Waiver of mandatory EIR? (see 301 CMR 11.11)  Yes  No
  - a Phase I Waiver? (see 301 CMR 11.11)  Yes  No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): Massachusetts Health and Educational Facilities Authority Bonds, amount currently unknown.

Are you requesting coordinated review with any other federal, state, regional, or local agency?  
 Yes (Specify \_\_\_\_\_)  No

List Local or Federal Permits and Approvals:  
Order of Conditions, Brockton Conservation Commission, dated 4/27/06 (DEP File No. SE 118-0560)

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- |                                 |                                       |  |
|---------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Land   | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands      |
| <input type="checkbox"/> Water  | <input type="checkbox"/> Wastewater   | <input checked="" type="checkbox"/> Transportation             |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air          | <input type="checkbox"/> Solid & Hazardous Waste               |
| <input type="checkbox"/> ACEC   | <input type="checkbox"/> Regulations  | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
<b>LAND</b>				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits <i>(including Legislative Approvals) – Specify:</i>
Total site acreage	8.05			
New acres of land altered		4.2		
Acres of impervious area	0	3.34	3.34	
Square feet of new bordering vegetated wetlands alteration		0		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
<b>STRUCTURES</b>				
Gross square footage	0	144	144	
Number of housing units	0	0	0	
Maximum height (in feet)	0	8	8	
<b>TRANSPORTATION</b>				
Vehicle trips per day	0	+/- 343	+/-343	
Parking spaces	0	343	343	
<b>WATER/WASTEWATER</b>				
Gallons/day (GPD) of water use	0	0	0	
GPD water withdrawal	0	0	0	
GPD wastewater generation/ treatment	0	0	0	
Length of water/sewer mains (in miles)	0	0	0	

**CONSERVATION LAND:** Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify \_\_\_\_\_)  No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify \_\_\_\_\_)  No

**RARE SPECIES:** Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of

Rare Species, or Exemplary Natural Communities?

Yes (Specify \_\_\_\_\_ )  No

**HISTORICAL / ARCHAEOLOGICAL RESOURCES:** Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify \_\_\_\_\_ )  No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify \_\_\_\_\_ )  No

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN:** Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify \_\_\_\_\_ )  No

**PROJECT DESCRIPTION:** The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.).

a.) **Project Site Description**

The 7.92± acre site is located immediately north of Brockton Hospital near the intersection of Quincy Avenue and Quincy Street in a moderate to densely developed portion of Brockton, Massachusetts. The Cardinal Spellman School property abuts the site to the north and northwest; a residential development exists to the southwest; while City of Brockton conservation land comprised of undeveloped forested upland abuts the site to the east. The eastern portion of the site consists of forested upland that borders a forested red maple swamp located on the western portion of the site. The wetlands extend off-site to the west onto the adjacent school property. Topography on the site slopes moderately downgradient from the northeast toward the southwest. Elevations on the property descend approximately 30-feet from the topographic high point on the northeastern portion of the site to the lowest elevation located within the southwestern portion of the site. The topographic landscape within the immediate site vicinity is depicted on the USGS Topographic Map (Appendix A).

The forested upland overstory within the southern and western portions of the site is dominated by northern red oak (*Quercus rubra*) and white oak (*Quercus alba*) with scattered individuals of eastern white pine (*Pinus strobus*), sassafras (*Sassafras albidum*), shagbark hickory (*Carya ovata*) and red maple (*Acer rubrum*). The shrub layer is dominated by highbush blueberry (*Vaccinium corymbosum*), glossy buckthorn (*Rhamnus frangula*) with clusters of sapling canopy species, multiflora rose (*Rosa multiflora*), and entanglements of common greenbrier (*Smilax rotundifolia*). Wild sarsaparilla (*Aralia nudicaulis*), lowbush blueberry (*Vaccinium angustifolium*), sweet pepperbush seedlings (*Clethra alnifolia*), dewberry (*Rubus flagellaris*), various goldenrod (*Solidago* spp.), cinnamon fern (*Osmunda cinnomomea*) and teaberry (*Gaultheria procumbens*) dominate the groundcover.

A review of the Natural Resource Conservation Service (NRCS) Interim Soil Survey for Plymouth County indicates that the site contains Scituate sandy loam (SeA) on the southeastern portion of the site and Scituate very stony sandy loam (SFB) throughout the remainder and majority of the site. Observations of the soils along the wetland boundary indicate the survey is generally correct as mapped.

The proposed project involves construction of a paved parking area, associated utilities and Stormwater Management System at the above-referenced property. In addition, a small security building and adjoining bus stop are proposed within the western portion of the proposed parking lot. Proposed work activities will occur within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW); however, no work is proposed within 25-feet of the BVW. Access to the site will include two separate easements: one is located southeast of the site that will provide access from Quincy Street (Assessor's Map 155, Route 152, Plot 43); and the second located southwest of the site will provide access from

Quincy Avenue. The parking lot is designed to be utilized by the employees of the Hospital so that existing parking areas can be utilized by patients in need of locations in closer proximity to hospital buildings. A shuttle provides transportation from the lot to the main buildings. It is anticipated that the maximum number of vehicle trips per day will be no greater than 343, since employees will be the primary occupants of the new spaces.

**b.) Alternatives**

Brockton Hospital is a non-profit organization located in a densely developed residential section of Brockton. Continued growth and demand for medical services provided by the Hospital prompted a search for suitable locations for expanded parking. The density of development provides limited opportunities for expanded parking in close proximity to the Hospital facilities. The subject parcel is owned by the Hospital and contained undeveloped uplands, therefore it was selected as the most suitable location for parking expansion. Alternatively, the Hospital evaluated constructing a parking garage on the existing hospital premises or purchasing several adjacent residential properties to facilitate expanded parking. Each of these alternatives was determined to be cost-prohibitive, especially considering that the Hospital owns the parcel on which this project is proposed. The preferred location for the parking lot does not require alteration of any protectable wetland resource areas and does not require any other special environmental permits, waivers, or variances. The preferred alternative was selected as the most economically viable option and complies with the applicable environmental regulations.

**c.) Mitigation**

As mitigation for the project, the Applicant has proposed a Stormwater Management System designed in accordance with the DEP Stormwater Management Policy. In addition, the Applicant is proposing to re-establish native vegetation on the slopes of the proposed detention basins adjacent to the Limit of Work with an erosion control seed mix from New England Wetland Plants, Inc., and to install erosion controls consisting of entrenched siltation fencing and haybales at the Limit of Work. Erosion controls will prevent unconsolidated material and construction equipment from entering the Wetland Resource Areas during and after construction. All barriers will remain in place until disturbed areas are stabilized by vegetation. Locations and details of the proposed erosion controls are shown on the attached *Plans*.